

October 10, 2018

Mr. Michael Pieranunzi, RLA  
Century Engineering  
10710 Gilroy Road  
Hunt Valley, Maryland 21031

RE: Timonium Light Rail Park and Ride,  
Maryland Transit Administration Facility  
Forest Buffer Variance  
Tracking # 03-18-2802

Dear Mr. Pieranunzi:

A request for a variance from Article 33, Title 3, Protection of Water Quality, Streams, Wetlands and Floodplains, referred to as the Forest Buffer Law, was received by the Department of Environmental Protection and Sustainability (EPS) on August 30, 2018. This variance seeks exemption from Section 33-3-111 and 33-3-112 of the Forest Buffer Law on Lot # 2, which comprises 6.4 acres of this approximately 15.3-acre property. The Forest Buffer Law is being applied in conjunction with a Limited Exemption Development Plan and associated record plat for the reconfiguration of Parcel 500, Parcel 568 and the lot lines which constitutes this site.

The property currently consists of Greenspring Drive (a County road) and parking lots for commuters utilizing Maryland Transit Administration (MTA) Light Rail and Park & Ride facilities. If granted, the variance would forego application of the Forest Buffer Law and the associated Forest Buffer Easement (FBE) to approximately 3.4 acres of Lot # 2, of which 0.9 acres is existing parking lot and sidewalk. The FBE is associated with Goodwin Run, a Use III-P tributary of the Gunpowder River, and would encumber the existing parking lot and sidewalks as well as maintained lawn and landscaped areas that are part of the MTA Timonium Light Rail Station Park and Ride. The existing uses would continue but will be renovated and reconfigured in the future. The property, currently owned by Baltimore County, was obtained from the State of Maryland in the early 1980s and is being conveyed back to the State, fee simple, as part of this Limited Exemption Development proposal.

This Department has reviewed your request and has determined that a practical difficulty exists, in that the existing structures and uses of the property predate the Forest Buffer Law from which the relief is sought. Furthermore, we find that in this case full

Mr. Michael Pieranunzi  
Timonium Light Rail Park & Ride, MTA Facility  
Forest Buffer Variance  
October 10, 2018  
Page 2

application of the Forest Buffer Law to Lot # 2 would be inappropriate given that the property will revert to State ownership. Therefore, we will grant this request in accordance with Section 33-3-106(a)(1) of the Baltimore County Code, with the following conditions:

1. Future redevelopment of Lot # 1 shall comply with the full extent of Article 33, Title 3 of the Baltimore County Code prior to grading or building permit approval by Baltimore County, whichever comes first.
2. The following note must appear on all subsequent plans submitted for this project:
  - “A variance was granted on October 10, 2018, by the Baltimore County Department of Environmental Protection and Sustainability (EPS) from Article 33, Title 3, the Law for the Protection of Water Quality, Streams, Wetlands and Floodplains. The full extent of Article 33, Title 3, shall apply to Lot # 1 whereas Lot # 2 shall not be encumbered by a Forest Buffer Easement prior to its conveyance to the State of Maryland.”

It is the intent of this Department to approve this variance subject to the above conditions. Any changes to site layout may require submittal of revised plans and a new variance request.

Please have an authorized representative sign the statement on the following page and return a signed copy of this letter to this Department within 21 calendar days. Failure to return a signed copy may render this approval null and void, or may result in delays in the processing of plans for this project.

If you have any questions regarding this correspondence, please contact Mr. Michael S. Kulis at (410) 887-3980.

Sincerely yours,

David V. Lykens  
Deputy Director

DVL/msk

Mr. Michael Pieranunzi  
Timonium Light Rail Park & Ride, MTA Facility  
Forest Buffer Variance  
October 10, 2018  
Page 3

I/we agree to the above conditions to bring my/our property into compliance with Law  
for the Protection of Water Quality, Streams, Wetlands and Floodplains.

\_\_\_\_\_  
Representative's Signature                      Date

\_\_\_\_\_  
Signature    Date

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Printed Name